



Flat 3, 13 Poppy Close, Wallington, SM6 7HD



Guide price £225,000

Cromwells
ESTATE AGENTS



13 Poppy Close

Wallington, SM6 7HD

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Welcome to this beautifully presented one-bedroom first-floor flat, nestled in the sought-after Poppy Close, Wallington. This purpose-built flat offers a comfortable living space of 382 square feet, making it an ideal choice for individuals or couples seeking a modern home in a vibrant community.

Situated in a popular modern development in Hackbridge, this property boasts excellent access to local shops, making daily errands a breeze. For those who commute, Hackbridge train station is just a short walk away, offering fast links to Central London. Additionally, various bus routes are conveniently located nearby, providing easy transport to Mitcham, Tooting, Sutton, and Wallington.

Residents will appreciate the allocated parking space, ensuring convenience for those with vehicles. Furthermore, this flat comes with a share of the company that owns the freehold. In summary, this charming flat in Poppy Close presents a wonderful opportunity to enjoy modern living in a well-connected area. Do not miss the chance to make this delightful property your new home.





Accommodation

Security phone entry system, door into Communal Hallway. Stairs to 1st floor and property entrance.

Entrance Hall

Security phone entry system, vinyl flooring, storage cupboard

Living Room

Vinyl flooring, electric heater, double glazed bay window to rear aspect.

Kitchen

Range of modern gloss fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven and electric hob with chrome extractor hood above, tiled splashback, space for fridge freezer and washing machine, double glazed window to side aspect, vinyl flooring.

Bathroom

Shower cubicle with sliding door, thermostatic shower, wash hand basin with chrome mixer tap, enclosed WC, built-in storage cupboard, cupboard housing Megaflo water tank

Bedroom

Range of fitted wardrobes with sliding doors, fitted carpet, double glazed window to front aspect.

Outside

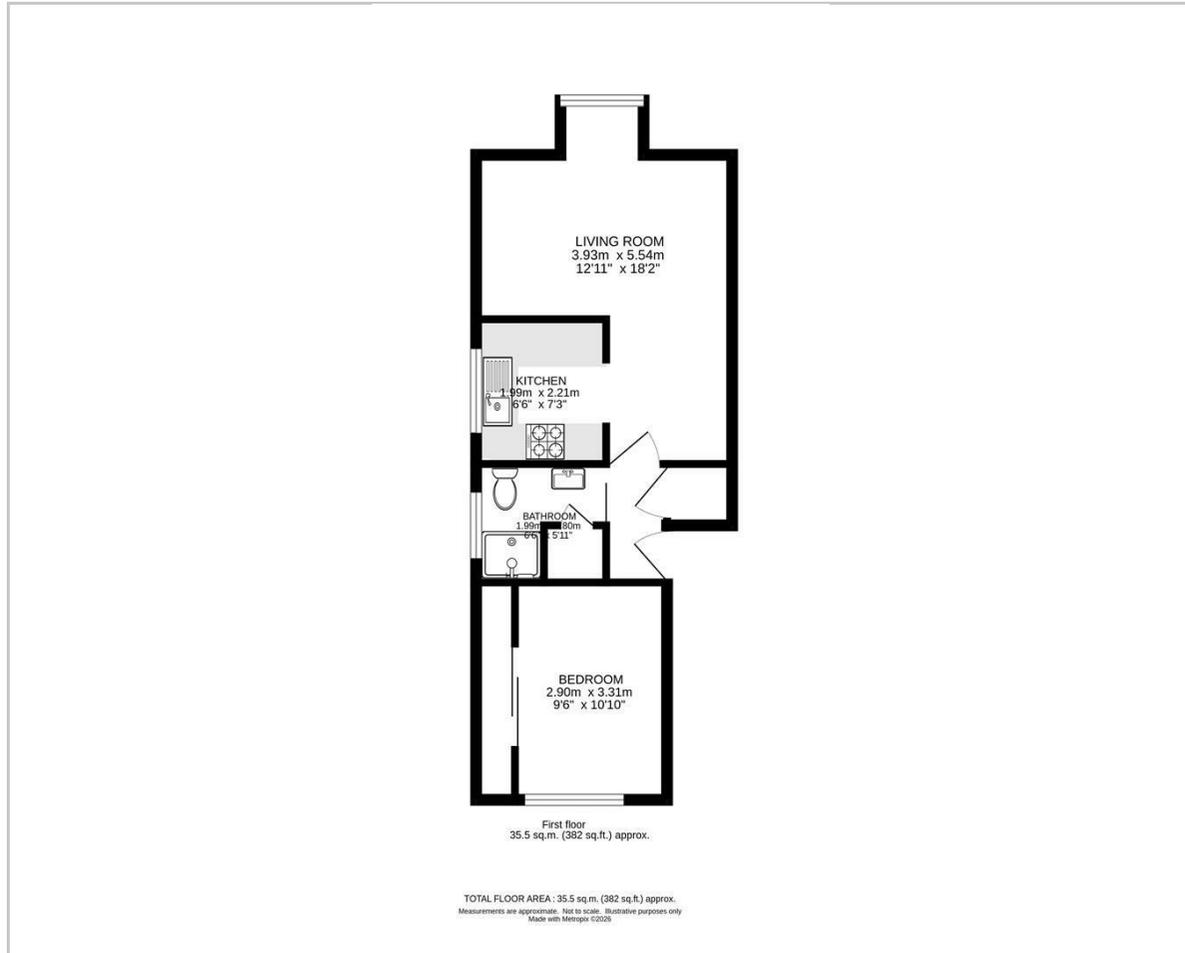
Residents allocated parking space
Well kept communal garden and grounds

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete



Floor Plan



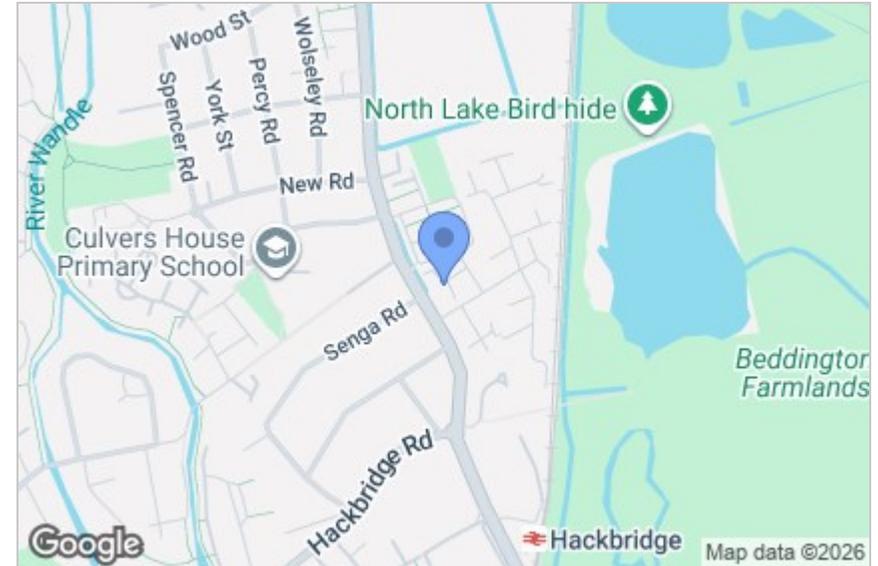
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

